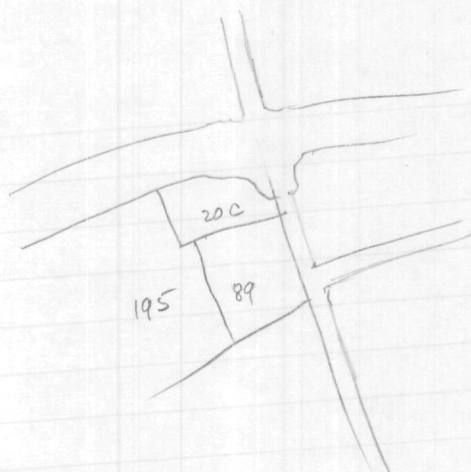


MAP 37



20-C - Peoples Bank of Kent Co. EHP 68/239
 89 - Harry P. Ross EHP 85/307
 195 - Wash. College EHP 262/150-157 8.13

Peoples Bank - EHP 68/239

Begin C.M. on W side Rd. 213

S 64° 49' 40" W - 300.08 to C.M.

S 25° 10' 20" E - 100

w/ new line S 64° 49' 40" W - 40 to C.M.

N 25° 10' 20" W - 215.46 " C.M.

N 68° 51' E - 14.24

N 55° 11' 30" E - 98.54

N 66° 51' 10" E - 143.40

S 74° 46' 40" E - 112.36

S 24° 59' 50" E - 53.07 to begin

MCC.

Parcel 2 - see Parcel Rec. Lot WHG 40/323

La Motte - now Wash College

Parcel 2

S 25° 12' 32" E - 215.45

N 64° 41' 28" E - 40.00

w/ Ron S 25° 12' 32" E - 368.80

N 33° 29' 24" W - 51.61

S 59° 41' 30" W - 578.26

CLERK OF CIRCUIT COURT
KENT COUNTY

BODY 249 PAGE 185

'88 FEB 10 AM 11 32

THIS GRANT OF EASEMENT, made this 29th day of JANUARY, 1988, by and between HARRY PAUL ROSS and SUSAN ROSS, his wife, of Chestertown, Maryland (hereinafter referred to as "Ross"), parties of the first part; and THE TOWN OF CHESTERTOWN, a Maryland municipal corporation (hereinafter referred to as "the Town"), party of the second part.

WHEREAS Ross is the owner of certain property, located in the Fourth Election District of Kent County and shown on the plat which is attached hereto, and

WHEREAS Ross desires to grant to the Town a sewer easement for the purpose of facilitating the installation and maintenance of a sewer line running across its property.

NOW, THEREFORE, WITNESSETH, that in consideration of the sum of Five (\$5.00) Dollars, and other good and valuable considerations, (the actual consideration being \$0.00), the receipt whereof is hereby acknowledged, Ross does grant and convey unto the Town, its successors and assigns, a sewer easement over lands located in the Fourth Election District of Kent County, Maryland, said easement being more particularly described as follows:

BEGINNING FOR THE SAME at an iron rod found at the intersection of the division line between the lands of Harry P. Ross (see E.H.P. 85/307) and the lands of Frank L. LaMotte, Jr. (see E.H.P. 99/293) with the southernmost outline of the lands of Peoples Bank (see E.H.P. 68/239). Said beginning point further being located at the northwesternmost corner of the herein described sewer easement, as shown on a plat entitled "15' sewer easement over Harry P. Ross lands" which is attached hereto and intended to be recorded herewith;

THENCE leaving said beginning point so fixed and binding on the division line between the lands of the Peoples Bank and the lands of Harry P. Ross North 64 degrees 51 minutes 35 seconds East 15.00 feet to a point;

THENCE leaving the lands of Peoples Bank and binding on the easternmost outbounds of the herein described fifteen foot wide sewer easement over the lands of Harry P. Ross South 25 degrees 10 minutes 58 seconds East 361.92 feet to a point along the westernmost outline of the lands of Robert F. Schaubert (see E.H.P. 93/110);

RECEIVED FOR TRANSFER
No transfer will be made on
Assessments & Records due to

PAUL M. BOWMAN

P.O. BOX 77
117 COURT STREET
CHESTERTOWN MARYLAND 21620
(301) 778-8171

State Department of
Assessments & Taxation
for Kent County

Filed to Town of Chestertown 2/26/88

THENCE binding partially on the westernmost outline of the aforesaid Schaubert lands and partly with the northernmost outlines of the lands of Washington College (see E.H.P. 12/473) the two following courses and distances: South 40 degrees 27 minutes 51 seconds West 16.47 feet to a concrete monument found and thence North 25 degrees 10 minutes 58 seconds West 51.41 feet to a point at the southeasternmost outline of the aforementioned lands of Frank L. LaMotte, Jr.;

THENCE leaving the lands of Washington College and binding on the division line between the aforesaid LaMotte lands and the lands of Harry P. Ross North 25 degrees 10 minutes 58 seconds West 317.31 feet to the place of beginning.

The Town, its successors, assigns, servants and guests shall have the full and free right and privilege from time to time after the installation of the said sewer line in said easement to inspect, maintain, repair, and replace said sewer line as it sees fit, and to go on to said easement area for said purposes; provided further that the Town agrees to restore the land to its original condition after said line is constructed and should maintenance be necessary in the future.

WITNESS the hands and seals of the said Grantors
WITNESS:

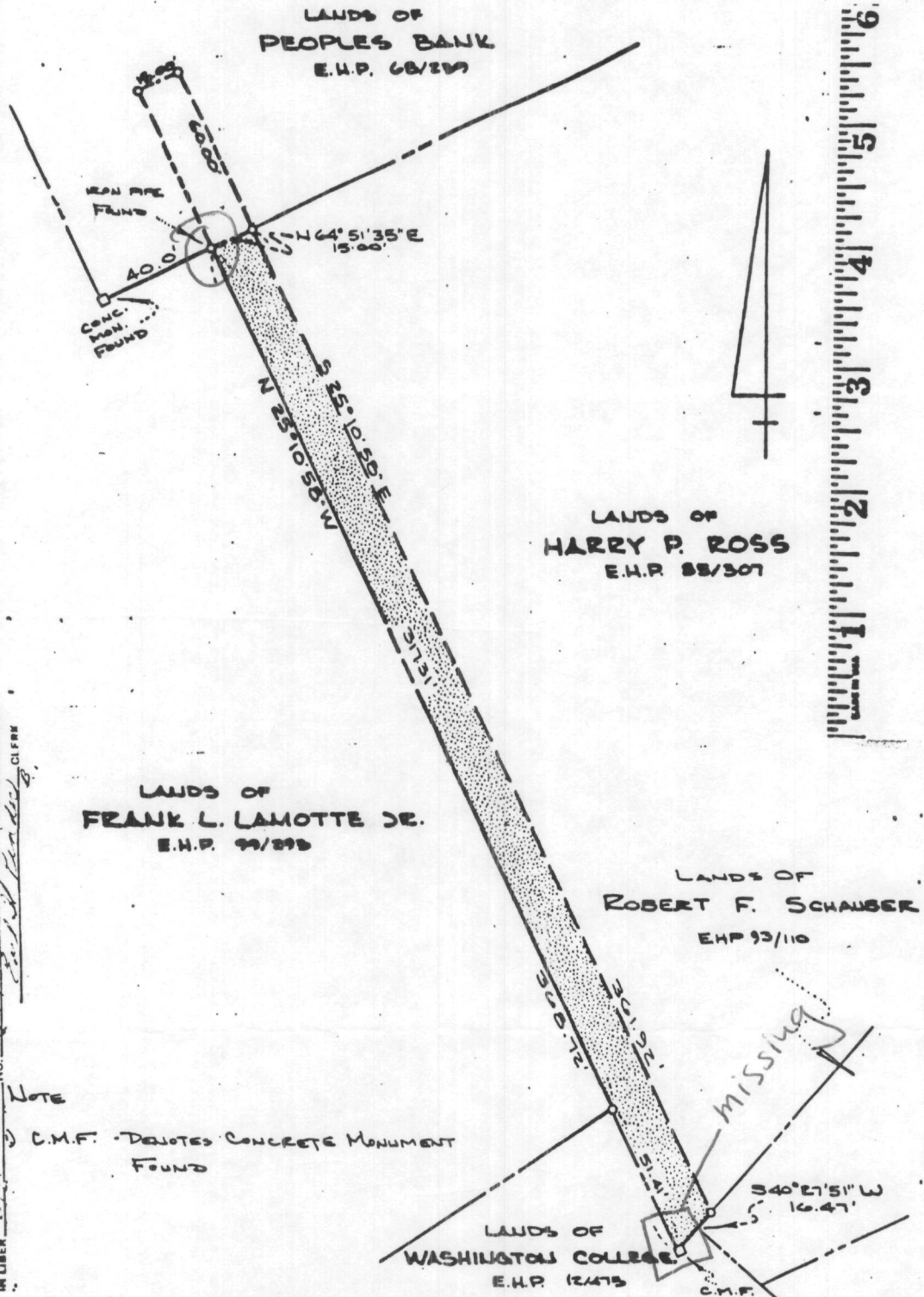
Harry P. Ross
Susan Ross

STATE OF MARYLAND, COUNTY OF Kent, to wit:

I HEREBY CERTIFY, that on this 29 day of January, 1987, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Harry P. Ross and Susan Ross, his wife, and they did acknowledge the foregoing Grant of Easement to be their act and deed.
WITNESS my hand and Notarial Seal.

My Commission Expires:
July 1, 1990

Notary Public



FILED FOR RECORD AUG 19 1987
 ACCORDING TO REC. NO. 249 PAGE 187
 IN LIBER 12475

NOTE

- 1) C.M.F. - DENOTES CONCRETE MONUMENT FOUND

15' SEWER EASEMENT OVER
 HARRY P. ROSS LANDS
 CHESTERTOWN
 4TH DISTRICT, KENT COUNTY, MD.
 FOR: CHESTERTOWN UTILITIES COMM.

MC CRONE

Engineers • Planners
 Surveyors
 Annapolis, Maryland
 Centreville • Chestertown • Denton • Easton
 Elkton • Leonardtown • Prince Frederick

DRAWN BY JOHNS
 SCALE 1" = 40'
 DATE 11-87
 JOB NO. 20241092
 FOLDER 1679

EHP 851307

JAN 10-79 B 122383 **2,150.00
JAN 10-79 B 122382 ***709.50
JAN 10-79 B 122381 *****9.00

THIS DEED, Made this 10th day of January, 1979, by and between KATHRYN BENSON RUSSELL, of Kent County, State of Maryland, of the first part, and HARRY PAUL ROSS and SUSAN ROSS, his wife, of Kent County, State of Maryland, of the second part.

WITNESSETH, that in consideration of the sum of TWO HUNDRED FIFTEEN THOUSAND (\$215,000.00) DOLLARS, and other good and valuable considerations, the receipt of which is hereby acknowledged, the said

Kathryn Benson Russell does grant and convey unto the said Harry Paul Ross and Susan Ross, his wife, as tenants in common, their heirs and assigns, in fee simple,

ALL that piece or parcel of ground, situate, lying and being in the Fourth Election District of Kent County, Maryland, and described as follows, that is to say:

BEGINNING at a point on the West side of the Public Road leading from Chestertown to Kennedyville (Route #213), which formerly had a width of 50 feet, more recently increased to 60 feet (See W.H.G. No. 29, Folio 636), where these lands adjoin the lands of Frank Schaubert, now under lease to Francis Gibson, and running thence in a Northerly direction, by and with said public road, for a distance of 225 feet to the lands formerly of Don Kelly Chevrolet-Buick, Inc.; thence by and with said Kelly lands, South 68 degrees 42 minutes West 325.0 feet to the lands formerly of George Scheeler; thence by and with said Scheeler lands, South 21 degrees 18 minutes East 369 feet to a concrete marker, and the lands of Frank Schaubert; thence by and with said Schaubert lands, North 44 degrees 32 minutes East 356.2 feet to the West side of the aforementioned public road and the place of beginning.

Reference should be made to plat prepared by J. B. Metcalfe, dated April 1955, and recorded among the Land Records for Kent County, Maryland, in Liber W.H.G. No. 40, Folio 323.

SAVING AND EXCEPTING therefrom and thereout so much of said land as may have been conveyed to the State Roads Commission of Maryland.

BEING the same lands conveyed to Kathryn Benson Russell from Elizabeth H. Bos, by Deed dated May 28th, 1971, and recorded among the Land Records for Kent County, Maryland in Liber E.H.P. No. 39, folio 821.

SUBJECT, HOWEVER, to the following restrictions, covenants and agreements of record:

RECEIVED

JAN 10 4 01 PM '79

CLERK OF THE DISTRICT COURT

KENT COUNTY

Mailed to Harry Paul Ross Jan. 26, 1979.

FIRST: That no building or structure of any kind shall be erected within 50 feet from the middle of the public road leading from Chestertown to Kennedyville.

SECOND: That no open privy or toilet of any kind shall be erected or maintained on the property therein described.

TOGETHER with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or otherwise appertaining.

TO HAVE AND TO HOLD the said lot of ground and premises, above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said HARRY PAUL ROSS and SUSAN ROSS, his wife, as tenants in common, their heirs and assigns, in fee simple.

AND the said party of the first part hereby covenants that she has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that she will warrant specially the property granted and that she will execute such further assurances of the same as may be requisite.

WITNESS the hand and seal of said grantor.

TEST:

Alexander P. Lassiter

Kathryn Benson Russell (SEAL)
Kathryn Benson Russell

STATE OF MARYLAND, KENT COUNTY, to wit:

I HEREBY CERTIFY, That on this 10th day of January, 1979, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared KATHRYN BENSON RUSSELL, the above named grantor, and she acknowledged the foregoing Deed to be her act.

AS WITNESS my hand and Notarial Seal.

Virginia L. Oliffe
Notary Public
My Commission expires July 1, 1982.

NOTARY PUBLIC
KENT COUNTY, MARYLAND
JAN 17 1979

January 12, 1979 THE FOREGOING Deed FILED FOR RECORD AND IS
ACCORDINGLY RECORDED AMONG THE LAND RECORDS OF KENT COUNTY, MD.
IN LIBER FLP NO. 35 FOLIOS 307-8
David H. Ponder CLERK